

### **Mixed-use project would be the first of its kind in town**

Kingsburg may soon become home to a new development unlike any the community has ever had.

During the Aug. 2 meeting of the Kingsburg City Council and Kingsburg Redevelopment Agency, Planning and Development Director Terry Schmal reported on a new development being proposed at the southeast corner of Rafer Johnson Drive and Sierra Street, directly across the street from Kmart.

The development would be the first of its kind in Kingsburg, as it would be a mixed-use project consisting of second story residences over first story commercial buildings. The project includes seven retail units and nine two bedroom/two bath condominiums, each which will have a balcony and two-car garage. The designs include a courtyard with fountain, staggered outer walls and rooflines on the condominiums, and generous landscaping.

The site of the development includes two parcels totaling 1.44 acres. The parcels are owned by Larry Cerutti, and while they have been vacant for years, they are in a prime area that is surrounded by development. Cerutti and his representative, Jack Sheldon, first presented their conceptual plans for the site to the Planning Commission on July 13.

In addressing the council on Aug. 2, Sheldon said, "We want to have something that's extremely attractive and notable to the community."

He described a courtyard for residents of the condominiums that will be locked down in the evenings to bring privacy to the homeowners and allow a central place for them to congregate. They are hoping to attract businesses along the lines of a UPS store and an upscale sandwich shop similar to Starbuck's, but with food.

Mayor Pro Tem Dr. Paul Kruper pointed out the benefit of bringing more affordable housing to the community.

Because the condominiums will be more affordable than buying a single-family home, "it may allow a few more people to move into Kingsburg who otherwise wouldn't be able to," he said.

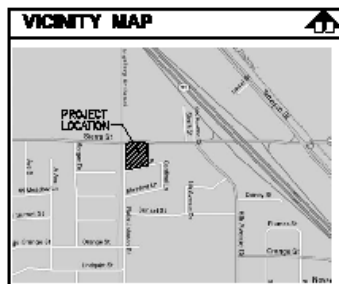
Mayor Leland Bergstrom agreed, commenting that "instead of a bunch of low-cost shacks going up, we'll have nice, affordable housing people can get into."

Because the residential units do not fall within the base zone district as the retail units do, the Redevelopment Agency Board of Directors had to determine whether to approve special zoning provisions. During his presentation, Schmal recommended that the agency approve the development be zoned as a Planned Unit Development (PUD) to allow a greater deal of control over many aspects of the project's design and operation. The PUD process includes public hearings and the recommendations of the Planning Commission.

The board approved Schmal's recommendation, and conceptually approved the development as well, clearing the path for the project to move forward in the planning and development process.

Sheldon anticipates that if the project moves ahead as planned, the development will be completed sometime in 2008.

By Amy D. Fienen



## PROJECT SUMMARY

### OWNER

LARRY W. CORUCCI  
P.O. BOX 553 KINGSBURG, CA 93631

### SITE

ADDRESS: S.E. CORNER OF SIERRA AVE. &  
RAFER JOHNSON DR., KINGSBURG, CA

LEGAL DESCRIPTION: PARCEL 1 & 2 OF PARCEL  
MAP NO. 45

A.P.N.: XX-XXX-XX

ZONE: CH - HIGHWAY COMMERCIAL

SITE AREA: 82,314 SQ. FT.  
1.44 ACRES

### BLDG.

SHOPS:	5,800 SF.
OFFICES:	1,800 SF.
RESIDENTIAL (2 UNITS):	10,300 SF.
<b>SUBTOTAL:</b>	<b>17,900 SF.</b>

<b>GARAGE:</b>	<b>4,480 SF.</b>
<b>TOTAL BUILDING:</b>	<b>22,380 SF.</b>

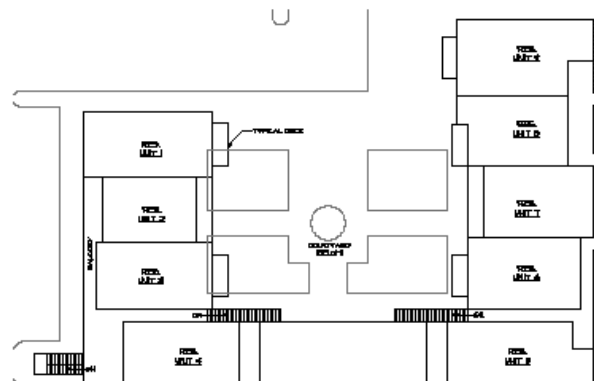
### PARKING

#### REQUIRED

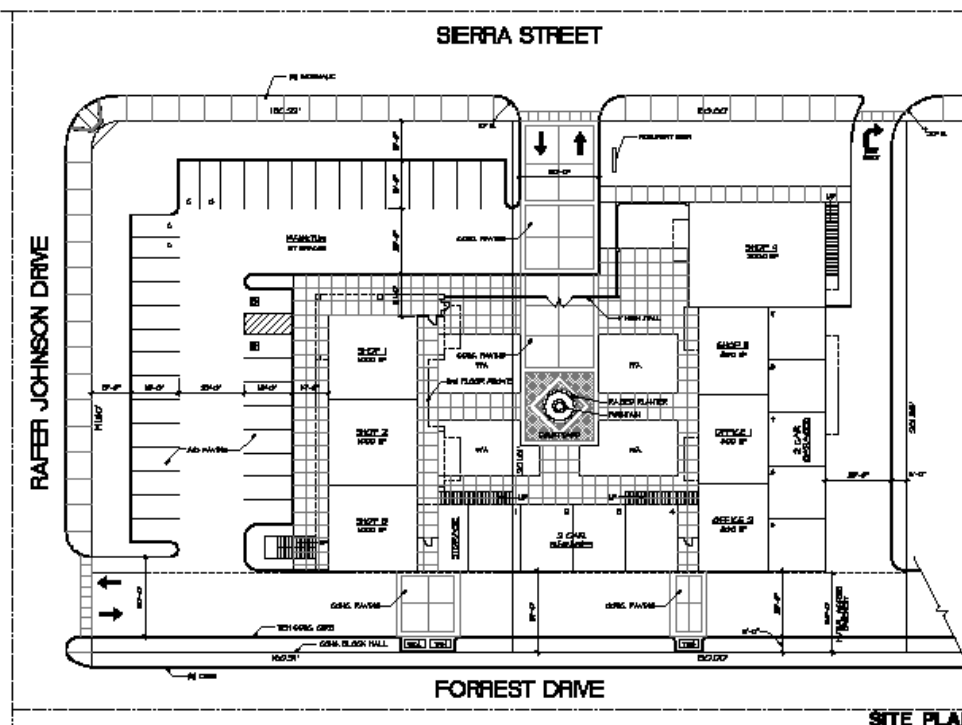
SHOPS:	3,800 SF / 300 SF = <u>13 SPACES</u>
OFFICES:	1,800 SF / 400 SF = <u>5 SPACES</u>
RESIDENTIAL: 2 PER UNIT (1 COVERED) =	<u>10 SPACES</u>
<b>TOTAL REQUIRED:</b>	<b><u>28 SPACES</u></b>

#### PROVIDED

H/C:	<u>2 SPACES</u>
STANDARD:	<u>31 SPACES</u>
COMPACT:	<u>4 SPACES</u>
COVERED:	<u>18 SPACES</u>
<b>TOTAL PROVIDED:</b>	<b><u>55 SPACES</u></b>



UPPER LEVEL



SITE PLAN

**KINGSBURG MIXED USE**  
Kingsburg, California

Scale: 1" = 10' (Horizontal) 1" = 20' (Vertical)

